

**TOWN OF NORTH EAST PLANNING BOARD
MINUTES
April 27, 2016**

The regular meeting of the Town of North East Planning Board (“PB”) took place on Wednesday, April 27, 2016 in the Town of North East Town Hall, 19 North Maple Street, Millerton, New York. Board members Chairman Dale Culver, Bill Kish, Evelyn Garzetta, Charles Barrett and Willem deVogel were present. Leslie Farhangi arrived at 7:45 PM. Board member David Shapiro was absent. Also in attendance were Cindy Heck, John Heck, Kyle Boss, Dan Martucci and George Johannesen.

**Southern Realty & Development, Request for Extension of Site Plan Approvals
Tax Parcel # 7271-00-790170**

**Rangrig Yeshe, Inc., Discussion of previously filed application
Cooper Rd
Tax Parcel #: 7169-00-183763**

**The Kildonan School, Application for Amended Site Plan for the Kildonan School
425 Morse Hill Rd
Tax Parcel #: 7169-00-202068, 7169-00-329047, 7168-00-136877**

**Irondale Development Corp, Application for Site Plan Development
6050 Route 22
Tax Parcel #: 7271-09-066639**

**Southern Realty & Development,
Request for Extension of Site Plan Approvals
Tax Parcel # 7271-00-790170**

Chair Culver requested a motion to open the regular meeting of the PB at 7:32 PM. The motion was made by deVogel, seconded by Kish and passed unanimously.

Chair Culver stated that he received an Email from John Joseph of Southern Realty Development “SRD” requesting additional extension of site plan approvals. Chair Culver suggested extending SRD’s approvals for an additional 90 days.

A motion to extend SRD’s approvals until August 2, 2016 was made by Barrett, and seconded by deVogel. PB members Chair Culver, Garzetta, Barrett, and deVogel voted in favor of granting an extension for the approvals. Kish voted against. The motion passed 4 to 1.

Public Comment

There was no public comment.

Rangrig Yeshe, Inc., Discussion of previously filed application Cooper Rd Tax Parcel #: 7169-00-183763

Kyle Boss appeared before the PB on behalf of Rangrig Yeshe, Inc. with a Storm Water Prevention Plan (SWPP) prepared by Richard Renna, engineer with Richard Renna Engineering Firm. Boss explained that the disturbed area is around 2.5 acres, the flat area is around 1.65 acres and the grade slopes backward away from the road into a curtain drain and then into culverts. Boss stated he had shown the SWPP to Ken McLaughlin who thought the work looked complete however, since Rangrid Yeshe, Inc has had projects in the past that had not been followed through to completion McLaughlin thought they might need to apply for approval again. As of now, all they wish to do is seed and hay the flat area of the property. Boss said that what is proposed is very much what was brought before the PB initially but without a paved parking lot. Chair Culver stated that he had spoken to Ken McLaughlin and they were in agreement that due to the age of the original application both thought that a new application should be submitted to the PB. Kish stated that he remembered the original site plan being complicated and eventually it just went away. Kish commented that he wondered if what is now presented to the board is the first in what eventually will be a multi-stage site plan or is this it, and if so why is the field being leveled. Kish stated that segmentation is not permitted in the town of North East.

Planning Board members discussed how to move forward with the application. Chair Culver requested that the PB secretary find a copy of the 2013 Amended Site Plan and the approved Site Plan from 2003 for the PB's review. Chair Culver also stated that he would like an interpretation from Sal Ferlazzo, the Planning Boards' lawyer. Kish made a motion to request that Rangrid Yeshe, Inc send a check for \$200.00 to the Planning Board office to serve as escrow for advisement. The motion was seconded by Garzetta and passed unanimously.

The Kildonan School, Application for Amended Site Plan for the Kildonan School 425 Morse Hill Rd Tax Parcel #: 7169-00-202068, 7169-00-329047, 7168-00-136877

Mark Graminski, Consulting Engineer and Land Surveyor, appeared before the PB at 7:45 PM on behalf of the Kildonan School for an amended site plan. Graminski presented the board with a plan to change the existing layout of the approach and exit of the school in the Quad and Equestrian areas. Graminski stated that the changes will provide a grander entrance to the property. With the addition of pedestrian cross-walks and flashing lights will increase safety for students and faculty, and increase the number of parking spaces available. The new access will be on Morse Hill Rd behind the administration building with access to a parking area. Graminski stated that he will meet with Ray Jurkowski, the town engineer, to review details in relation to the new access road.

Graminski stated that the work will be done in a single sweep and is part of the school's master plan and that is presenting the work in this fashion to show that no segmentation will occur.

Chair Culver stated that drainage should be part of the approvals especially since Storm Water regulations are constantly changing. Graminski assured the board that he will supply a narrative demonstrating which phase goes with which plan.

Board members discussed a reasonable escrow amount to request from the Kildonan School to facilitate their project and decided upon \$5,000.00 to be replenished when the account drops below 50%. The motion to request \$5,000.00 escrow was made by Farhangi, seconded by deVogel and passed unanimously.

Irondale Development Corp
Application for Site Plan Development
6050 Route 22
Tax Parcel #: 7271-09-066639

George Johannesen appeared before the PB on behalf of Precision Auto Storage contract vendee/Irondale Development Corporation for site plan approval to construct a commercial storage garage on tax parcel #: 7271-09-066634 located at 6050 Route 22. Johannesen referenced the letter dated March 23, 2016, from Rebecca Krist of the DEC with comments regarding site plan. Johannesen modified the site plan accordingly and as a result the building is rotated and is now parallel to the main road as opposed to the back line. All other items are exactly the same as those presented to the board back in January. The existing swale will extend through the field and all water will flow through the pipes beneath the driveway and diverted into the infiltration basin behind the building. Johannesen stated that this is a very green design and will create very little environmental impact once built.

Kish requested that the applicant provide details of:

- proposed lighting including cut sheets
- consider changing the proposed free-standing sign to a monument sign
- provide a color chart for the building
- verify that all proposed plantings are native species

Johannesen stated that the intention was to duplicate the lighting employed by Irving Farms Coffee Roasters on the adjacent parcel. Johannesen stated that he hope to have all the outstanding work finished by the next Planning Board meeting scheduled for May 4, 2016.

Minutes

No minutes were approved.

General Business

PB members discussed responding to the Town Board's request for comments regarding proposed codification of the zoning code. Members requested that member Kish draft a letter with response comments plus another letter discussing the definition of a polygon.

At 8:30 Chair Culver requested a motion to adjourn the Planning Board meeting until May 4, 2016. The motion was made by Garzetta, seconded by Farhangi and passed unanimously.

Respectfully Submitted,



Claudia Stevens
Planning Board Secretary

approve @ Aug 3 2016
① de Vogel ② Kish